

9680

बैंक ले इलाहाबाद बैंक  
For ALLAHABAD BANK  
रिजिस्ट्रार जनरल (ऑपरेशन) / SENIOR MANAGER (OPERATION)  
मुख्य शाखा, कानपुर / MAIN BR., KANPUR.



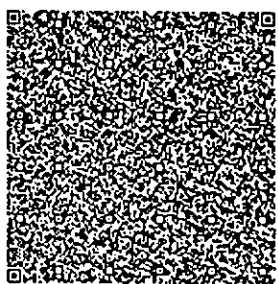
**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

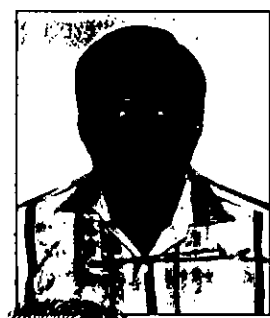
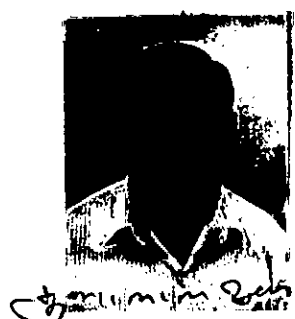
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सत्यमेव जयते

Certificate No.	: IN-UP00607831573943M
Certificate Issued Date	: 10-Sep-2014 03:41 PM
Account Reference	: NONACC (BK)/ upabdbk02/ KANPUR/ UP-KNP
Unique Doc. Reference	: SUBIN-UPUPABDBK0200725130718487M
Purchased by	: PACE INFRATECH PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: ARAZI NO 1328 M, 1329, 1346, 1347, BARASIROHI, KANPUR SADAR, KANPUR
Consideration Price (Rs.)	: 5,40,00,000 (Five Crore Forty Lakh only)
First Party	: Mr MUNNA LAL SHUKLA
Second Party	: PACE INFRATECH PVT LTD
Stamp Duty Paid By	: PACE INFRATECH PVT LTD
Stamp Duty Amount(Rs.)	: 27,00,100 (Twenty Seven Lakh One Hundred only)



-----Please write or type below this line-----



0000007647

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcifstestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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भाग 1

(प्रस्तुत अथवा प्रार्थी द्वारा रखा जाने वाला)

लेखा या प्रार्थना पत्र प्रस्तुत करने का दिनांक क्रम संख्या 11 27/9/14

लेखा का प्रकार \_\_\_\_\_

निष्पादक का नाम मुल्क लाल अरुण / धन जयप्रियाम

प्रतिफल की धनराशि ₹ 540,00,000/-

(1) रजिस्ट्रीकरण शुल्क 10000 + 50

(2) प्रतिलिपि करण शुल्क \_\_\_\_\_

(3) निरीक्षण या तलाश शुल्क \_\_\_\_\_

(4) मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क \_\_\_\_\_

(5) कमीशन शुल्क \_\_\_\_\_

6) विविध \_\_\_\_\_

7) यान्त्रिक भत्ता \_\_\_\_\_

से 6 तक का योग 10050/-

8 वसूल करने का दिनांक 27/9/14

9 जब से लेख प्रतिलिपि या तलाश प्रमाणपत्र वापस करने ए तैयार होगा \_\_\_\_\_

10 करण अधिकारी के हस्ताक्षर S



Name of the office : Sub-Registrar,  
Zone-IV, Kanpur Nagar

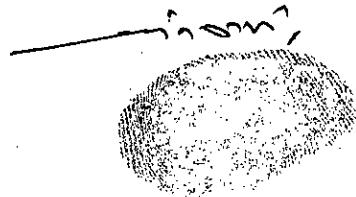
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1. Date of Presentation : 26.9.2014
2. Date of Execution : 26.9.2014
3. Nature of Document : SALE DEED
4. Sale consideration : Rs. 5,40,00,000/-
5. Market value : Rs. 4,68,75,000/-
6. Name of the Vendor/Presenter: Shri Munna lal Shukla, adult, S/o. Shri Ram Swaroop Shukla R/o. 453 Panki Road, Kalyanpur, Kanpur Nagar.
7. Name of the Vendee : Pace Infratech Private Limited a company duly incorporated under the companies Act having it's registered office at 113/70 Swaroop Nagar, Kanpur (previously at 638-G, Safipur Harjendra Nagar, Kanpur) through it's authorized Signatory Shri Dhananjay Tewari, adult, S/o. Shri R.C. Tewari C/o. 113/70 Swaroop Nagar, Kanpur authorized vide resolution dated 1.9.2014 passed in the meeting of Board of Director held on 1.9.2014 )

8. DESCRIPTION OF THE PROPERTY:

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1. Place : Mauja Bara Sirohi Tehsil, Paragana and Distt. Kanpur Nagar.
2. Khasara No./Plot Number : Arazi No. 1328 Min. adm. 0.0410 Hectare  
Arazi No. 1329 adm. 0.1950 Hectare  
Arazi No. 1346 adm. 0.2560 Hectare  
Arazi No. 1347 adm. 0.1330 Hectare
3. Total Area of land : 0.6250 Hectare
4. Width of the Road. : 20 Ft. wide passage



5. Residential/ Semi Residential/: Agriculture  
Commercial .
6. House/Plot/Agricultural : Agriculture land
7. Whether the property under : The property under sale is neither  
Sale is situated on two side : situated on two side Roads nor  
Roads or facing to park. : facing to park.

Boundaries of the property under sale i.e Arazi No. 1328 Min., 1329, 1346, 1347 total admeasuring 0.6250 Hectare :

EAST : Khasara No. 1327,1318 and 1330  
WEST : Khasara No. 1348 and 1345  
NORTH : Passage and Khasara No. 1342  
SOUTH : Khasara No. 1353 and 1325

9. DETAILS OF PAYMENT OF STAMP DUTY :

- 1) D.M.'s rate of the land : Rs . 1,80,00,000/- per Hectare and  
Rs. 7500/- per Sq. Mtrs.
- 2) Value of the land : 6,250 Sq. Mtrs. x Rs. 7,500/-  
=Rs. 4,68,75,000/-
- 3) Stamp duty payable : Rs. 37,80,000/-  
according to the D.M.'s rate
- 4) Stamp duty paid at the time : Rs. 10,80,100/-  
of Agreement to sell.
- 5) Stamp duty payable after : Rs. 27,00,100/-  
Adjustment.
- 6) Total stamp duty paid : Rs.37,80,200/-

*Handwritten signature*



Note :- The land hereby sold is agriculture land which is surrounded by the agriculture land. Since There is no harvesting since last 1 and ½ year thus Khasra has not been issued hence for the purposes of payment of stamp duty it has been valued at the rate of per Sq. Mtrs. given in the D.M.'s rate list. There is no well, tubewell, trees or construction. The land also does not belong a patta, Bhu-dan, excess land declared Under the provision of Agriculture Ceiling Act or of Gram Samaj. The seller is not schedule caste or schedule tribe. Stamp of Rs. 27,00,100/- has been paid through e-stamp dated 10.9.2014 bearing certificate No. INUP00607831573943M and Unique doc. Reference SUBIN-UP UPABDBK0200725130718487M.

:: SALE DEED ::

THIS DEED OF SALE IS MADE on this 26th day of September, 2014; at Kanpur Nagar ;

By

Shri Munna lal Shukla, adult, S/o. Shri Ram Swaroop Shukla R/o. 453 Panki Road, Kalyanpur, Kanpur Nagar. ; hereinafter referred to as the "VENDOR" (which expression unless repugnant to the context shall mean and include his heirs, legal representatives, successors and assignees etc;

IN FAVOUR OF

Pace Infratech Private Limited a company duly incorporated under the companies Act having it's registered office at 113/70 Swaroop Nagar, Kanpur (previously at 638-G, Safipur Harjendra Nagar, Kanpur) through it's authorized Signatory Shri Dhananjay Tewari, adult, S/o. Shri R.C. Tewari C/o. 113/70 Swaroop Nagar, Kanpur authorized vide resolution dated 1.9.2014 passed in the meeting of Board of Director held on 1.9.2014 ) ; hereinafter referred to as the "VENDEE" (which expression unless repugnant to the context shall mean and include it's heirs, legal representatives, successors and assignees etc;

Shri Munna Lal Shukla



Shri Dhananjay Tewari



WHEREAS the vendor is absolute owner in possession of Khasra/Arazi No. 1328 Min. adm. 0.0410 Hectare, Arazi No. 1329 adm. 0.1950 Hectare, Arazi No. 1346 adm. 0.2560 Hectare and Arazi No. 1347 adm. 0.1330 Hectare total Area of land 0.6250 Hectare situated at Mauja Bara Sirohi Tehsil, Paragana and Distt. Kanpur Nagar fully bounded and detailed earlier in schedule of this deed hereinafter referred with the word demised land which is free from all sorts of encumbrances, prior agreement to sell, mortgage, demands, liens, litigation, acquisition requisition etc. The vendor has also not been restrained from selling his demised land by way of any injunction order of any court or authority and the vendor has got the absolute right, title and interest to sell and transfer the same.

AND WHEREAS the vendor does not want to retain the demised land hence the vendor offered to sell the same. The vendee having come to know the offer of the vendor, agreed to purchase demised land i.e. Khasra/Arazi No. 1328 Min. adm. 0.0410 Hectare, Arazi No. 1329 adm. 0.1950 Hectare, Arazi No. 1346 adm. 0.2560 Hectare and Arazi No. 1347 adm. 0.1330 Hectare total Area of land 0.6250 Hectare situated at Mauja Bara Sirohi Tehsil, Paragana and Distt. Kanpur Nagar at the sale consideration of Rs. 5,40,00,000/- (Rs. Five Crore and forty lacs only). The price offered by the vendee is most reasonable, proper and genuine from the market value which none offered and the vendor agreed to sell his 'demised land' to the vendee at the said sale consideration, the vendor and vendee entered into an agreement to sell on 9.9.2013 which is registered on 9.9.2013 in Book No. 1 Volume 7658 at pages 261 to 370 at Serial No. 7136 in the office of Sub-Registrar Zone-IV, Kanpur.

AND WHEREAS now there is no impediment in execution of sale deed hence this deed of sale.



:: NOW THIS DEED OF SALE WITNESSETH AS UNDER ::

1. That in pursuance of said agreement and in consideration of Rs. 5,40,00,000/- (Rs. Five Crore and forty lacs only) paid by the Vendee to the Vendor in the manner detailed and described in Schedule 'A' of this Deed, the Vendor does hereby acknowledge and confirm the receipt of the entire Sale consideration and the Vendor does hereby sell and transfer the demised land i.e. Khasra/Arazi No. 1328 Min. adm. 0.0410 Hectare, Arazi No. 1329 adm. 0.1950 Hectare, Arazi No. 1346 adm. 0.2560 Hectare and Arazi No. 1347 adm. 0.1330 Hectare total Area of land 0.6250 Hectare situated at Mauja Bara Sirohi Tehsil, Paragana and Distt. Kanpur Nagar fully bounded and detailed earlier in Schedule of this Deed and also shown in the map annexed hereto with all right, title and interest UNTO AND UPON the demised land TO HAVE AND TO HOLD the same absolutely and for ever in favour of the Vendee.

2. That the vendor does hereby make covenant and declare that he has delivered the actual, physical and vacant possession of the demised land to the Vendee through this deed of sale, now the vendee is entitled to use, occupy, possess and enjoy the demised land as the owner thereof without any interference, disturbance or interruption either by the vendor, or by any person claiming through or under him. The vendee shall be entitled to use the demised land for agricultural or any other purposes without any prior permission or objection either from the vendor or from any person claiming through or under him.

3. That the vendor does hereby make covenant and declare that the rights hereby transferred through this deed of sale subsists and the vendor has right to sell and transfer the same and now the vendee shall have the same rights as the vendor had and shall always be entitled to sell, mortgage and transfer the same without any prior

*Signature*  


*Signature*  


permission or objection either from the Vendor or from any person claiming through or under him.

4. That the parties to this deed do hereby make covenant and declare that the vendor has paid all the dues etc. in regard of the demised land upto today and the vendee shall be responsible to pay henceforth if the vendee has to pay any thing on account of the vendor the same shall be indemnified by the Vendor to the Vendee.

5. That the vendor does hereby make covenant and declare and gives his consent through this Deed of Sale that the vendee shall get it's name mutated in the records of the Tehsil and Distt. Kanpur Nagar or at any other place in place of the vendor's name. If any thing or deed is further required for more perfectly assuring the demised land, the vendor shall execute all such things or deeds required at the request of the vendee.

6. That the Vendor does hereby make covenant and declare that he has not done any such thing whereby the demised land hereby transferred be lost from the hands of the vendee either in part or in full either on account of any defect in the title of the vendor or on account of anything found contrary to the covenants and declarations made in this deed. If the vendee suffers any loss on account of anything found contrary to the covenants and declarations made in the sale deed, in such event the vendee shall be entitled to realize all the losses together with interest and investment from the person and property of the vendor.

7. That the vendor does hereby make covenant and declare that he has delivered all the original title deeds as well as related documents of the demised land to the vendee through this deed of sale which is hereby acknowledged and confirmed by the vendee.

Handwritten signature in Hindi script.



Handwritten signature in Hindi script.



8. That it is agreed by and between the parties that all the expenses incurred in execution of this sale deed i.e. stamp duty, registration fee, counsel fee, typing charges and Photostat copy charges etc. have been borne by the vendee and the vendor has no concern with any of the expenses herein before written.

::SCHEDULE 'A' ::

DETAIL AND DESCRIPTION OF Sale Consideration of Rs 5,40,00,000/- paid by the vendee to the vendor.

Rs. 25,00,000/-vide Pay Order No. 601557 dated 6.9.2013

Rs. 25,00,000/-vide Cheque No. 528133 dated 15.11.2013

Both of Fedral Bank Ltd. The Mall Kanpur

Rs. 4,84,60,000/- vide Bank Draft No. 207858 dated 26.9.2014 issued by

I.C.I.C.I. Bank, Swaroop Nagar, Kanpur.

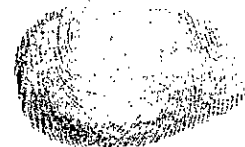
Rs. 5,40,000/- has been deposited with Income Tax Department towards T.D.S. @ 1% of the total sale consideration.

Rs. 5,40,00,000/-Total Five Crore and forty lacs only.

PAN OF Vendor : ATXPS5365C

PAN OF Vendee : AAGCP9099R

IN WITNESS WHEREOF the parties hereto have put their respective signatures on this deed of sale on the day, month and year first above written in presence of the following witnesses without any coercion, undue influence, pressure, bar or any interruption in any manner whatsoever.



WITNESSES: *Sunil Dixit*

1. Name: *SUNIL KUMAR DIXIT*

Father's Name: *LATE GAYA PRASAD DIXIT*

Address: *H. No-65 CID RADHAPURAM*

*Kalyanpur Kanpur*

*M. No - 9793977426*

VENDOR

*Sunil Dixit*



2. Name :

Father's Name :

Address

*A. C. PORWAL*

*S/o Shri Bhandawan Porwal*

*64, Cantt, Kanpur*

VENDEE



Drafted by me and typed in my office.

*Arvind Kumar Srivastava*  
(Arvind Kumar Srivastava)

Advocate.

LOCATION PLAN OF AGRICULTURE LAND OF

ARAZI NO-1320 MIN, 1329, 1346, 1347 AT  
BARASIROHI TEH/DISTT- KANPUR NAGAR

ARAZI NO - AREA

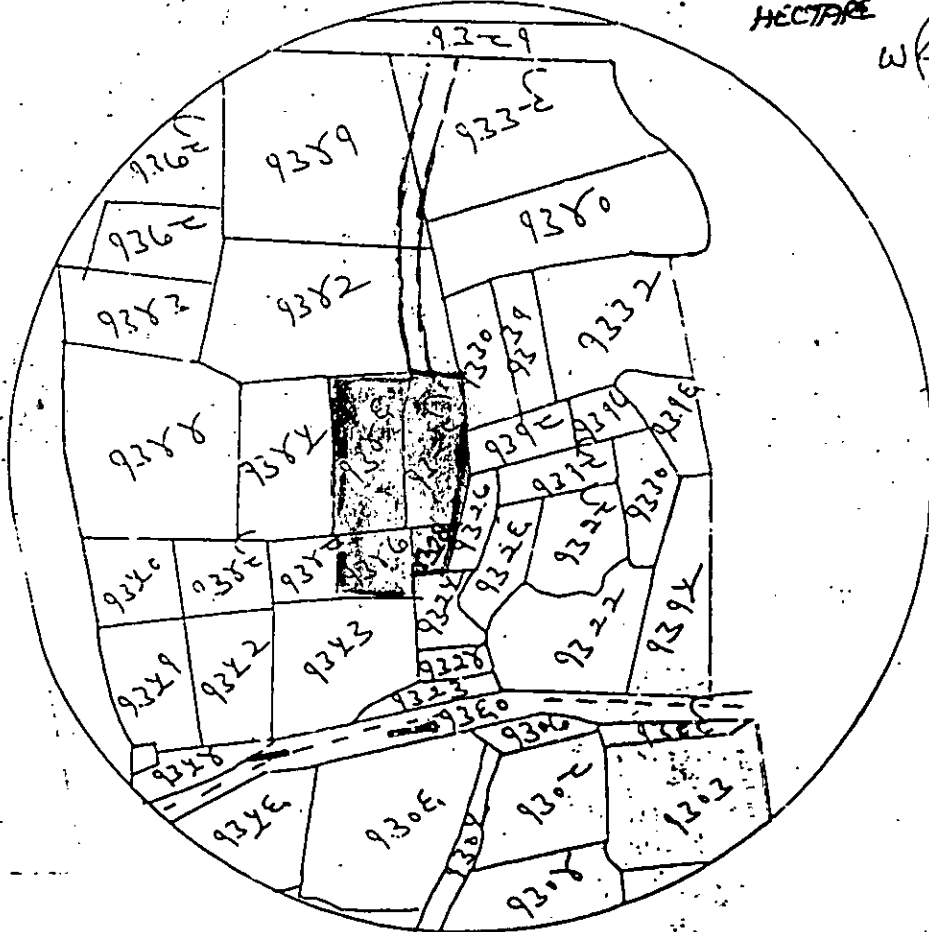
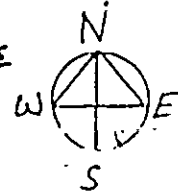
1320 MIN - 0.0410 HECT

1329 - 0.1950 "

1346 - 0.2560 "

1347 - 0.1330 "

TOTAL SOLD AREA - 0.6250  
 HECTARE



SIGN. OF SELLER SIGN. OF PURCHASER

Signature of Seller



SIGN. OF ENGINEER

Er. Ramakant Tripathi  
 Civil Engineer  
 Approved By K.D.A.  
 54/39, Ram Market  
 Chaturbhuj  
 Kanpur